

18A Doric Avenue, Southborough, Tunbridge Wells





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Stylish 4-bedroom new build house with parking in sought after location

Accommodation Summary

- Detached house built 2024
- 4 bedrooms, 3 bathrooms (1 en-suite)
 - Living/kitchen/dining room
 - Separate utility room
- En-suite and ground floor shower rooms and bathroom
- Driveway with parking for several vehicles
 - Garden
- 10-Year New Build Warranty
- Sought after village location
- Chain free



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This brand new home has been sensitively designed to create a 21st Century home that offers contemporary living with a layout and flow that are ideal for family life.

It is set in a popular village location with local shops, restaurants and pubs on your doorstep but you also benefit from the tranquil village offerings of the cricket green, woodland walks and open countryside nearby.

A smart block brick driveway offering parking for several cars fronts the house, with gated rear garden access at both sides.

The entrance door opens into a light hallway with warm wooden effect parquet flooring with under floor heating contrasting beautifully with the neutral walls. There is a shower room with guest cloakroom facilities and a fitted storage cupboard.

To the right is a double bedroom which is flooded with natural light from its window overlooking the driveway and street beyond. It is a very versatile space and could instead be used as a reception room or playroom, should your needs require it.

Behind is the separate utility room with a range of fitted cupboards, countertop and space and plumbing for appliances.

At the rear is the open plan living/kitchen/dining room which is the heart of the home. It is a generous space with plenty of room for family living and entertaining and is flooded with dual aspect light. Glazed sliding doors offer garden views and can slide open to extend your living space into the garden in the warmer months.

The kitchen area is stylish and streamlined, forming an open U space. As it is open plan it enables you to chat to friends and family as you prepare dinner, with a breakfast bar overhang for multiple bar stools. It is well-designed with plenty of cabinets topped off with contrasting Corian work tops separating the Bosch integrated appliances. There is side access into the garden and a deep under stair cupboard.

Climbing the stairs to the first floor, there are three bedrooms all spacious and bright with neutral décor.

The principal bedroom has a fitted double wardrobe and a modern en-suite shower room.

The family bathroom completes the first floor.

Outside, the enclosed rear garden has a block brick terrace at the rear of the house, perfect for summer dining. Paved steps lead up to an area of lawn which offers a safe sanctuary for pets and children with close boarded fencing and a further paved terrace. It is a blank canvas for you to create your own dream garden and it has street access too.

This home really does offer a luxury family lifestyle that you could move straight in and enjoy. With open countryside on its doorstep and being a stone's throw from easy access to the M25, fast rail connections to central London and first-class schools, it is the perfect home for families with professional needs. A must see!





Entrance Hall: wooden effect parquet flooring with underfloor heating, fitted cupboard housing the fuse box, with internal low level fitted cupboard housing the underfloor heating equipment, ceiling light well, and doors opening into:

Shower Room: front aspect double glazed opaque window, concealed cistern WC, vanity unit with wash hand basin and mixer tap above and cupboard under, mirrored wall cabinet with lighting, shower cubicle with rainwater shower head and hand held shower attachment.

Bedroom 3: front aspect double glazed window, wooden effect parquet flooring with underfloor heating.

Utility Room: side aspect opaque double glazed window, fitted cupboards, countertop, space and plumbing for appliances, wooden effect parquet flooring with underfloor heating.

Living/Kitchen/Dining Room: rear aspect glazed sliding doors, side aspect opaque double glazed window, side aspect opaque glazed door opening into the garden, ceiling roof lantern, integrated Bosch dishwasher, integrated Bosch double ovens, integrated fridge/freezer, Bosch 4 ring gas hob, Elica extractor, sink with mixer tap. The kitchen has plenty of Corian worktop space and a good selection of eye and base level units with pull out larder cupboards, pan drawers, extending corner cupboards, pull out bins, breakfast bar overhang for multiple bar stools, wooden effect parquet flooring with underfloor heating, under stair storage cupboard.



Stairs up to first floor landing with side aspect Velux window, fitted cupboard and doors opening into:

Principal Bedroom: front aspect double glazed window, fitted part mirrored sliding door wardrobes, radiator and door opening into:

En-suite: front aspect opaque double glazed window, shower cubicle with rainwater shower head and hand held shower attachment, vanity unit with wash hand basin and mixer tap over and drawers under, mirrored wall cabinet with lighting, low level WC, heated towel rail, fitted cupboard, tiled walls.

Bedroom 2: rear aspect double glazed window with views of the rear garden, fitted part mirrored sliding door wardrobes, radiator.

Bathroom: side aspect opaque double glazed window, panel enclosed bath with mixer tap, hand held shower attachment, folding glass shower screen, vanity unit with wash hand basin and mixer tap above and drawers under, low level WC, heated towel rail, mirrored wall cabinet with lighting, tiled walls.

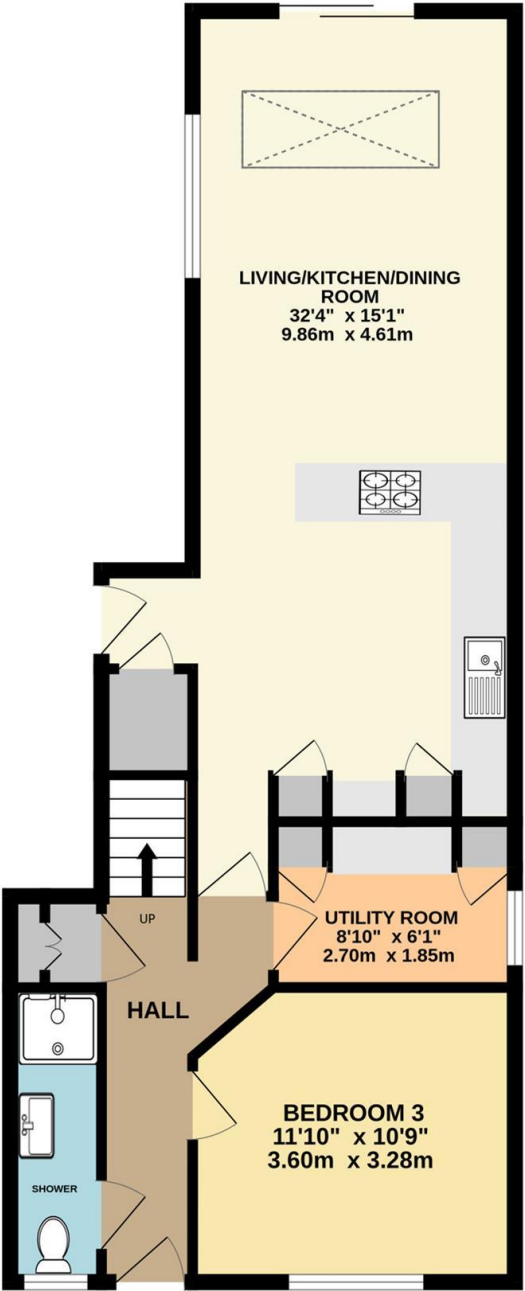
Bedroom 4: side aspect double glazed window, ceiling loft access hatch and radiator.

General:

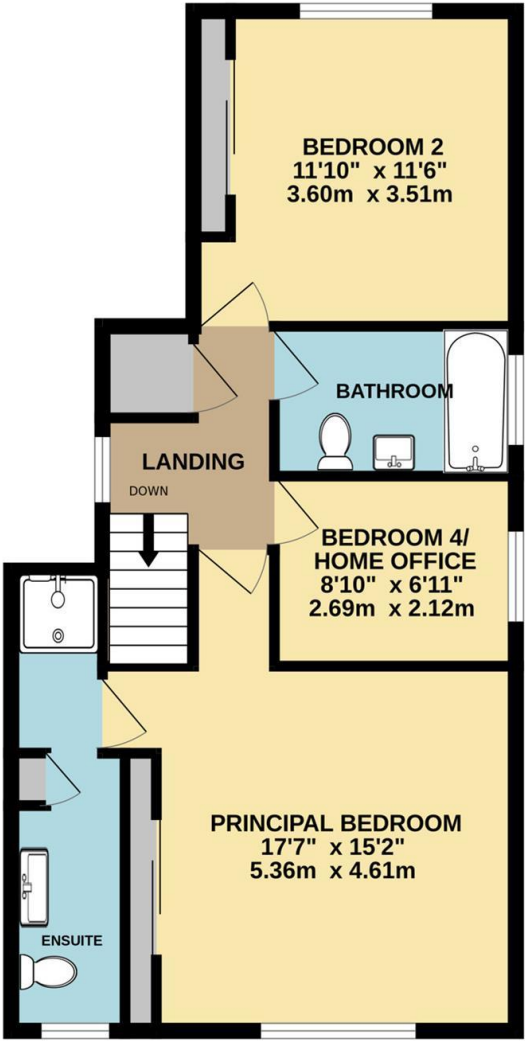
Tenure: Freehold / Local authority: Tunbridge Wells Borough Council
Council tax: Band E (£2,735.00) / EPC: N/A



GROUND FLOOR



1ST FLOOR



APPROX TOTAL AREA 1264 SQ.FT / 117.5 SQ.M

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Area Information: Southborough, Tunbridge Wells, Kent

Southborough lies just a couple of miles north outside the historic spa town of Tunbridge Wells with its big retail names and its Georgian colonnade, the Pantiles, offering a vibrant café culture. It also sits just south of Tonbridge, with the A26 passing through it offering easy access to the A21 which leads to the M25. Southborough Hub with its new medical centre, library, theatre/hall, coffee shop, community rooms, and town council offices, together with retail space is within walking distance of the property. The Yew Tree and Ridgeway Playing Fields are also close by, with open green spaces for walking and recreational sport. There are also allotments either side of the fields allowing you to grow your own fruit and vegetables on your doorstep. Southborough Common, situated towards the property's end of the village, is a conservation area where cricket has been played for more than 200 years. If you're a runner, dog owner or casual walker, the woodland area of the Southborough Common, nestled behind St. Peters Church, is a very beautiful space. Ancient and young trees slope down to a stream with access to Holden Pond and Bidborough and Speldhurst villages beyond. Excellent secondary, independent, preparatory, and private schools can be found in both Tunbridge Wells and Tonbridge, while Southborough and Bidborough have their very own primary schools. The property is also within the catchment areas for the 6 highly regarded and sought-after Tunbridge Wells and Tonbridge Grammar Schools. Southborough enjoys many local independent shops with an award-winning hairdresser, The Gallery, and restaurant Tallow, which has just been named The Good Food Guide's Best UK Local Restaurant 2023 – both are a short walk away. With additional convenience stores, a baker, a butcher, and pubs such as The Hand & Sceptre and The Imperial nearby, all your local needs are met. The nearest mainline station to the property is at High Brooms, which has parking, with fast and frequent train services to London Waterloo East, Charing Cross, London Bridge, and Canon Street. The train line at Tonbridge Station is 2.7 miles away and with two lines passing through, it provides on average 34 trains a day from Tonbridge to London Bridge in as little as 40-minute journeys. There is also a luxury coach service, which drops off and collects nearby, straight to Canary Wharf, the city, Embankment, and other central London destinations. It is half the cost of rail travel enabling you to slumber or work using its Wi-Fi connectivity as you travel.



